



Agenda Item Number: \_\_\_\_\_

## BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

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**Meeting Date:** January 25, 2005

**Department:** Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

**TITLE:** CONSENT: Special Use Permit for a Specific Use for Self-Storage Units (CSU-40039)

### COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

### SUMMARY:

At the December 1, 2004 public hearing, the County Planning Commission voted 5-0 (Commissioners Montano and Holcomb excused) to recommend approval of a Special Use Permit for a Specific Use for Self-Storage Units on Lot 4, Block 21, Town of Atrisco Grant, located at 11364 Central Avenue SW, on the south side of Central Avenue between 122<sup>nd</sup> Street and 118<sup>th</sup> Street, zoned A-1, containing approximately 4.33 acres. The decision was based on seven (7) Findings and subject to the following thirteen (13) Conditions:

#### Findings:

1. This is a request for a Special Use Permit for a Specific Use for Self-Storage Units on Lot 4, Block 21, Town of Atrisco Grant, located at 11364 Central Avenue SW, on the south side of Central Avenue between 122<sup>nd</sup> Street and 118<sup>th</sup> Street, zoned A-1, containing approximately 4.33 acres.
2. This request has substantial neighborhood support.
3. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
4. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that Albuquerque/Bernalillo County Comprehensive Plan. Policy i calls for services to be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
5. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
6. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that Policy b states that the adverse effects of the automobile on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of  $\frac{3}{4}$  of an acre or more. A copy of the permit shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
2. Signs on the site shall comply with C-1 zoning and shall be of a monument style. There shall be no off premise signs.
3. No outside storage shall be permitted on the site.
4. The applicant shall obtain a driveway permit for legal access to the State Road from the New Mexico Department of Transportation. A copy of the approval shall be submitted to the Bernalillo County Zoning, Building, Planning and Environmental Health Department.
5. The applicant shall provide gravel or other appropriate surface material to cover the ground area in order to prevent dust and maintain air quality for the surrounding area.
6. Applicant shall submit a grading and drainage plan to Bernalillo County Public Works Division for review and approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
7. A site development plan which includes proposed water and waste water facilities and all other water related information shall be submitted for review to the Bernalillo County Office of Environmental Health and Public Works Division for approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
8. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet above existing grade.
9. A landscaped setback of 15 feet shall be provided along Sunset Gardens Road and Central Avenue. Street trees shall be planted at thirty (30) feet on center along Sunset Gardens Road and Central Avenue.
10. A solid wall of split face CMU at least six (6) feet high shall be erected on all sides of the subject site, a wrought iron fence may be used along the northern portion of the development in order to separate phase one and phase two of the site. Barbwire and concertina wire is prohibited.
11. When residential uses are developed adjacent to the subject sites, a six (6) foot landscape buffer shall be located parallel to the wall and inside face the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
12. The Special Use Permit shall be issued for ten (10) years.

13. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (December 3, 2004).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval